



# Ocala

## Legislation Text

110 SE Watula Avenue  
Ocala, FL 34471

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**File #:** 2024-0188

**Agenda Item #:** a.

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Marion County / LUC23-45389

Petitioner: Marion County

Agent: Scott E. Weeks, P.E., Kimley Horn and Associates, Inc

Planner: Emily Johnson 352-629-8313

[ewjohnson@ocalafl.gov](mailto:ewjohnson@ocalafl.gov)

A request to change the Future Land Use designation from Medium Intensity/Special District to Public, for property located in the 2500 block of NW Martin Luther King Jr Avenue (Parcel 21448-001-00); approximately 18.76 acres.

*Recommended Action: Approval.*

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for introduction at the **Tuesday, December 5, 2023** City Council meeting and second and final hearing at the **Tuesday, December 19, 2023** City Council meeting.

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**CITY OF OCALA****Meeting Date: November 13, 2023****PLANNING AND ZONING COMMISSION MEMO**

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**Subject:** Land Use Change**Submitted By:** Emily W. Johnson, AICP**City Council Date:** December 5, 2023 (1<sup>st</sup> reading)  
December 19, 2023 (2<sup>nd</sup> & final reading/public hearing)

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Staff Recommendation (Motion Ready): **Approval** of an amendment to the Future Land Use Category from Medium Intensity / Special District to Public, for located in the 2500 block of NW Martin Luther King Jr Avenue (Parcel No. 21448-001-00); approximately 18.76 acres.

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**OCALA'S RELEVANT STRATEGIC GOALS: Quality of Place**

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**BACKGROUND:**

- **Petitioner:** Marion County
- **Property Owner:** Marion County
- **Agent:** Scott E. Weeks, P.E., Kimley-Horn & Associates, Inc.
- The Petitioner has submitted concurrent applications to amend the land use and zoning district to Public and G-U, Governmental Use, respectively.
- It is the Petitioner's intent to develop the subject property as a consolidated fleet management facility under Marion County's governmental use and operation; consisting of an office/administrative building, vehicle maintenance areas, a fueling station to service fleet vehicles, and associated site infrastructure.
- The requested land use and zoning district are consistent under LDR Sec. 122-244, and with the intended future use of the property.

**FINDINGS AND CONCLUSIONS:** The requested Public Future Land Use Category is consistent with the Comprehensive Plan. Approval of the requested land use is appropriate, and will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

**FISCAL IMPACT:** N/A

**ALTERNATIVES:**

- Approve
- Deny
- Table

**SUPPORT MATERIALS:**

- Staff Report
- Narrative Statement (Applicant Provided)

LUC23-45389

- Case Map
- Case Aerial



## Planning & Zoning Commission

November 13, 2023

Case No. LUC23-45389

Staff Report

**Petitioner:** Marion County  
**Property Owner:** Marion County  
**Agent:** Scott E. Weeks, P.E., Kimley-Horn & Associates, Inc.  
**Project Planner:** Emily W. Johnson, AICP  
**Land Use Change Request** From: Medium Intensity / Special District  
To: Public

### Parcel Information

**Acres:** ±18.75 acres  
**Parcel(s)#:** 21448-001-00  
**Location:** In the 2500 block of NW Martin Luther King Jr Avenue  
**Existing use:** Vacant/Undeveloped  
**Existing zoning:** M-2, Medium Industrial and R-1, Single-Family Residential (northern 110-feet)

### Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Neighborhood	R-1, Single-Family Residential R-1A, Single-Family Residential R-2, Two-Family Residential	Platted residential subdivision (Tree Haven)
East	Neighborhood	R-3, Multi-Family Residential	Vacant/Undeveloped
South	Medium Intensity / Special District	M-2, Medium Industrial	City-owned WRA CSX Railroad Right-of-Way
West	Public Medium Intensity / Special District	G-U, Governmental Use R-2, Two-Family Residential	CSX Railroad Right-of-Way Ocala Wetland Recharge Park Vacant/Undeveloped

### Background

The subject property is located approximately 430-feet north of the intersection of NW Martin Luther King Jr Avenue and NW 22<sup>nd</sup> Street, and is currently vacant and undeveloped. The property was annexed into the City in 1975. The citywide comprehensive plan amendment, adopted on January 22, 2013 (Ordinance 2013-13), changed the future land use designation of the subject property from Medium Industrial and Low Density Residential (on the northern 110-feet) to Medium Intensity / Special District. The subject property is currently zoned M-2, Medium Industrial, with the northern 110-feet zoned R-1, Single-Family Residential.

The Petitioner has submitted concurrent applications to amend the land use and zoning district of the subject property to Public and G-U, Governmental Use, respectively; it is the Petitioner's intent to develop the subject property as a consolidated fleet management facility for Marion County's governmental use and operation. To supplement the application, the Agent has provided a narrative statement which indicates that the facility is anticipated to consist of an office/administrative building,

vehicle maintenance areas, a fueling station to service fleet vehicles, and associated site infrastructure. The requested land use and zoning district are consistent under Ocala Code of Ordinances Section 122-244, and with the intended future use of the property.

The proposed G-U, Governmental Use zoning district is consistent with the existing land use designation of Medium Intensity / Special District under LDR Sec. 122-244; however, the requested Public Future Land Use category is a more appropriate designation for parcels of land which are publicly-owned and intended for use on behalf of the general public. The intended fleet management facility will support the County's provision of an essential public service, and necessitates a central location within their geographic area. Staff advised the Agent in a preliminary meeting that sidewalks, enhanced landscaping and screening, and public realm improvements may be required as part of the site plan review in order to maintain consistency with the Comprehensive Plan and 2035 Vision.

**Staff Recommendation:**

**Approval of LUC23-45389**

### **Basis for Approval**

The proposed land use designation of Public is consistent with the Comprehensive Plan and with the surrounding area.

### **Factual Support:**

1. Consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
  - a. **Policy 6.6: Public:** The Public category shall be used for those parcels of land which are publicly owned and intended for the use of the general public. These include publicly owned parks, active or passive recreational sites, educational facilities, conservation areas or other open space. Permitted primary uses include recreation and civic. Secondary uses include commercial or other uses and activities consistent with the Recreation and Parks Element and the 2010 Recreation and Parks Master Plan. There is no minimum density or intensity. The maximum intensity before any incentives is 0.15 FAR.
  - b. **Policy 7.2:** City guidelines shall be context-sensitive to provide appropriate transitions between adjacent land uses, with particular emphasis on building compatibility between neighborhoods and non-residential uses.
2. Consistent with the following principles of the Ocala 2035 Vision (2010):
  - a. Ocala is the County Seat, a vitally active center for regional employment in Marion County, with the strong presence of the financial, medical, industrial, office and government sectors of the economy.
3. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

### **Service Analysis**

**Transportation:** The subject property has approximately 890-feet of frontage along NW Martin Luther King Jr Avenue, which is a collector road with an uninterrupted traffic flow. The congestion

management data is provided below.<sup>1</sup> Development that creates 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

Road/Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2021 AADT	Existing LOS
NW Martin Luther King Jr Ave	2	40 MPH	Collector	E	29,340	3,400	B

**Electric:** This property is located within the Ocala Electric Utility service territory.

**Potable Water:** Service is available. A City water main runs along NW Martin Luther King Jr Ave bordering the property. Connections will be determined during the site plan or subdivision review and approval process.

**Sanitary Sewer:** The City does not currently have sewer service infrastructure at this location. A Private gravity main exists on NW Martin Luther King Jr Ave, approximately 900-feet south of the subject property.

**Stormwater:** This property is not located within a flood zone. Facilities must be designed to provide flood protection for a 100 year 24-hour storm event. For any future development, runoff must be retained on-site to match pre-development conditions.

**Solid Waste:** Service is available.

**Fire Service:** Ocala Fire Rescue Station #1 is located 1.3 miles away.

**Schools:** This land use change is not anticipated to affect any school district.

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<sup>1</sup> Ocala-Marion TPO, *Congestion Management Plan Roadway Database*, October 2021.

## NARRATIVE OF REQUEST

Marion County, Florida, the Applicant, is requesting a small-scale land use amendment to allow for a County Consolidated Fleet Management Facility, generally referred to as the Fleet Services Facility. The subject Property (PID No. 21448-001-00) is approximately 18.75 acres and is located on NW Martin Luther King Jr. Ave, northwest of NW 22<sup>nd</sup> Street in Ocala, Florida.

Currently, the Property has a Future Land Use designation of Medium Intensity/Special District and Zoning designations of R-1 Single-Family Residential and M-2 Medium Industrial. To develop the desired Fleet Services Facility, the Applicant is requesting to amend the City of Ocala Future Land Use Map designation for the property to Public. A concurrent application has been submitted to request a zoning change from R-1 and M-2 to G-U Governmental Use. Per the City of Ocala Land Development Regulations Sec. 122-244 (b) the G-U district is a zoning district consistent with all land use classifications, including the requested Public Future Land Use.

The proposed Future Land Use amendment to Public is to support development of a Fleet Services Facility which will consist of an office/administration building, vehicle maintenance areas, a fueling station to service Marion County's governmental use vehicles, and associated site infrastructure. The requested Public Future Land Use designation will reduce the allowable intensity of the property to a maximum 0.15 FAR. The details of the project will be permitted through the City of Ocala Site Plan process, meeting the applicable portions of the City's Code of Ordinances.

The surrounding Future Land Uses are Neighborhood, Medium Intensity/Special District, and Public with a mixture of Residential and Industrial zoning districts (see Table 1 below). Existing use of the adjacent properties to the north is residential, and to the east, south, and west are vacant undeveloped properties, a drainage retention area, and Florida Northern railway. Existing developed uses further to the south and southeast include light industrial and heavy industrial.

The proposed Fleet Services Facility project is compatible with the surrounding area. Additionally, the proposed Project will meet the City of Ocala Land Development Regulations' (LDR) lot standards and setbacks (LDR Sec. 122-286) and buffers (LDR Sec. 122-260).

**Table 1: Surrounding Future Land Use, Zoning Districts**

Direction	Future Land Use	Zoning	Existing Use
North	Neighborhood	R-1; R-2; R-1A	Residential
East	Neighborhood	R-3	Vacant (undeveloped)
South	Medium Intensity/Special District	M-2	Marion County Drainage Retention Area
West	Public; Medium Intensity/Special District	R-2	Florida Northern Railway; Vacant (undeveloped)

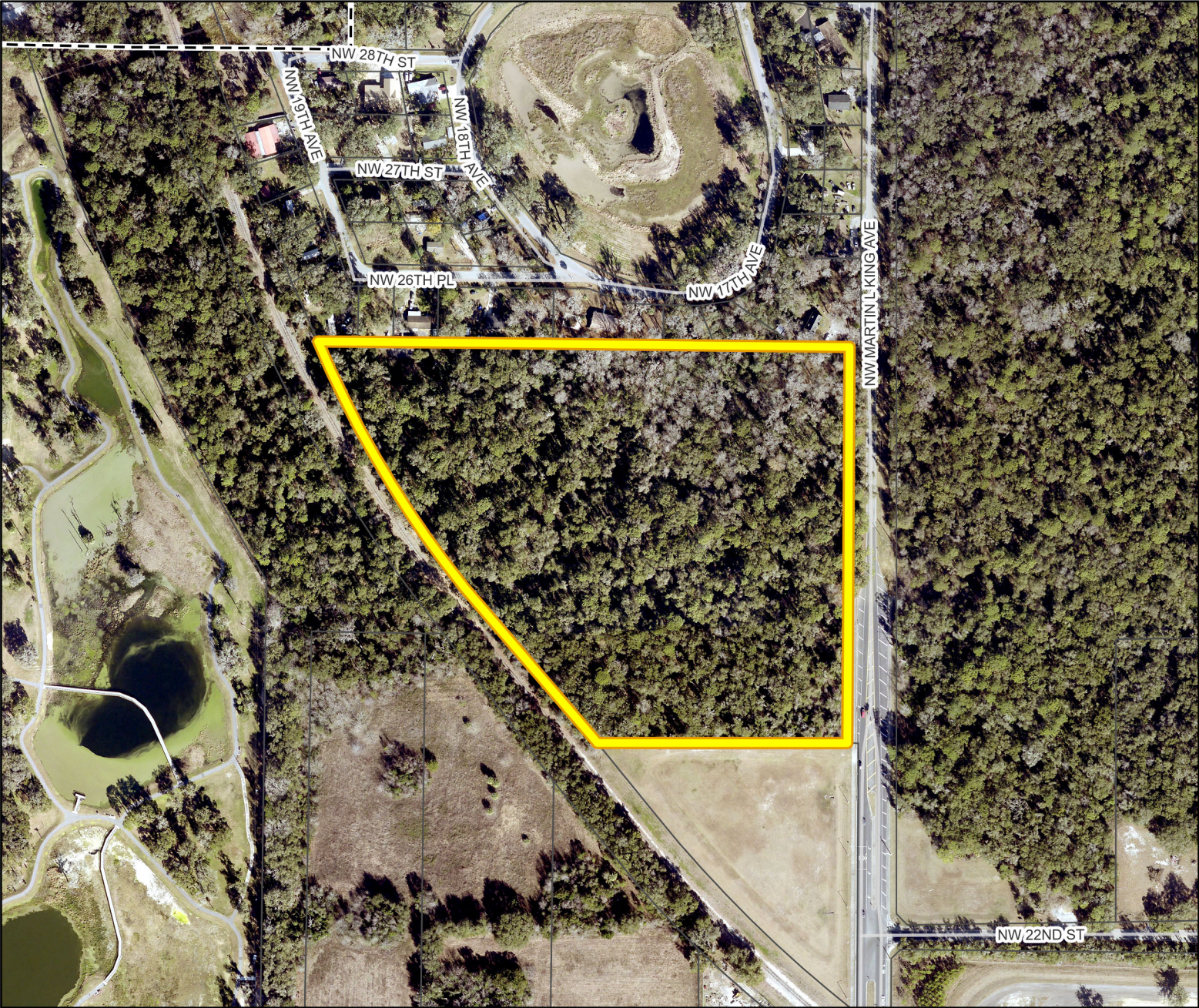
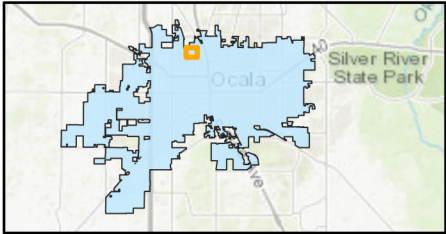


AERIAL MAP

Case Number: LUC23-45389  
Parcel: 21448-001-00

Property Size: Approximately 18.76 acres  
Land Use Designation: Medium Intensity/Special District  
Zoning: M-2, Medium Industrial and R-1, Single Family Residential  
Proposal: A request to change the Future Land Use designation from Medium Intensity/Special District to Public

P&Z Meeting: November 13, 2023  
Location Map



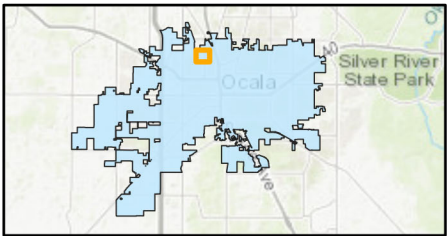
- Property
- Parcels
- City Limits





LAND USE CASE MAP

Case Number: LUC23-45389  
Parcel Number: 21448-001-00 and 22232-000-00  
Property Size: Approximately 18.76 acres  
Land Use Designation: Medium Intensity/Special District  
Zoning: M-2, Medium Industrial and R-1, Single Family Residential  
Proposal: A request to change the Future Land Use designation from Medium Intensity/Special District to Public



- Property
- Parcels
- Employment Center
- Low Intensity
- Medium Intensity/Special District
- Neighborhood
- Public
- Commerce District (County)
- Employment Center (County)
- Rural Land (County)

